

PLACER COUNTY PLANNING DEPARTMENT - FEE SCHEDULE

Effective - July 1, 2005 to June 30, 2006

Type of Application				Application Fee	PCTPA Fee	FALUC Fee
Additional Building Site				\$560		
Admin. Approval of Antenna (Section 17.56.060F)				\$510		
Admin. Approval (Section 17.60.105)				\$110		
Admin. Review Permit				\$510		
SFD/Small Collection/Recycling Facility/Private Kennel/Cattery				\$55		
Ag. Preserve (New)				\$805		
Ag. Preserve (Split)				\$1000		
Amend. Map/Certificate of Correction						
Subdivision				\$1,180		
Parcel Map				\$635		
Appeals				\$445		
Avalanche Appeals				\$365		
Certificate of Compliance				\$635		
Conditional Use Permit (See "Definitions")						
Major A ²	1/3 fee = \$1,057	2/3 fee = \$2,113	40% = \$1268 EOT	\$3,170 minimum fee/deposit	\$35	\$100
Major B ²	1/3 fee = \$835	2/3 fee = \$1,670	40% = \$1002 EOT	\$2,505 minimum fee/deposit	\$35	\$100
Major C ²	1/3 fee = \$493	2/3 fee = \$987	40%= \$592 EOT	\$1,480 minimum fee/deposit	\$35	\$100
Design Review (See "Design Review Application Fees")						
Type A ²	1/3 fee = \$1,125	2/3 fee = \$2,250	40% = \$1350 EOT	\$3,375 minimum fee/deposit		
Type B	1/3 fee = \$852	2/3 fee = \$1,703	40% = \$1022 EOT	\$2,555		
Type C	1/3 fee = \$530	2/3 fee = \$1,060	40% = \$636 EOT	\$1,590		
Type D	1/3 fee = \$210	2/3 fee = \$420	40% = \$252 EOT	\$630		
Single Family Dwelling				\$ 55		
Commercial Remodel				\$170		
Conceptual Review				20% of current base fee		
Development Agreement ²				\$3,020 minimum fee/deposit		
Environmental Impact Assessment Questionnaire ² (<i>Fee required prior to Notice of Preparation submittal</i>)				\$985 minimum fee/deposit	\$35	\$60
EIAQ Minor/Modification (See "Definitions")				\$405	\$35	\$60
Environmental Impact Report ²				\$7,330 minimum fee/deposit		\$300
Addendum EIR ²				\$3,970 minimum fee/deposit		\$300
Minor Addendum EIR (See "Definitions")				\$1,965		\$300
Reprocessed EIR ²				\$4,985 minimum fee/deposit		\$300
Exemption Verification				\$25		
Extension of Time				40% of current base fee		
Fish and Game Fees: Negative Declaration				\$1,280		
EIR				\$880		
General Plan Amendment ²				\$3,020 minimum fee/deposit	\$150	\$300
GPA Combined with Rezoning ²				\$3,425 minimum fee/deposit	\$150	\$300
Minor Boundary Line Adjustment				\$735 per adjustment		
Minor Land Division		40% = \$238 EOT (don't include # of lots)		\$595 per resulting lot	\$35	\$100
Revised Tentative Map/Modification				\$185		
Minor Use Permit (See "Definitions")						
Type A	1/3 base fee = \$842	2/3 base fee = \$1,683	40% = \$1010 EOT	\$2,525	\$35	\$100
Type B	1/3 base fee = \$572	2/3 base fee = \$1,143	40% = \$686 EOT	\$1,715	\$35	\$100
Type C	N/A	2/3 base fee = \$363	40% = \$218 EOT	\$545	\$35	\$100
Notice of Preparation (<i>EIAQ fee required prior to NOP submittal</i>)				\$695		\$60
Outdoor Event Permit - Temporary				\$365		
Park Fees* Single Family Dwelling				\$3,480		
(SEE DEFINITIONS) Multi-Family/Second Dwelling/Mobile Home				\$2,535		
Age-Restricted				\$2,290		
Subdivision				\$555 per lot		
Rafting Permit				\$6,780		
Reapplication within one year of permit expiration				1/3 of current base fee		
Rezoning/Zoning Text Amendment ²				\$2,570 minimum fee/deposit	\$150	\$200
Sign Permit				\$85		
Specific Plan ²				\$50,000 minimum fee/deposit	\$70	\$200

² Major Projects will be processed at cost. See definition two on Page 2.

Specific Plan Modification ²			\$50,000 minimum fee/deposit	\$70	\$200
Subdivision tentative map					
Sewer (including resubdivision) ²	40% = \$464 (EOT)		\$1,160 + \$95 per lot /deposit	\$150	\$300
Septic (including resubdivision) ²	40% = \$464 (EOT)		\$1,160 + \$190 per lot/deposit	\$150	\$300
Modification ²			\$1,180 minimum fee/deposit	\$150	\$300
Subpoena fee - deposit (See "Definitions")			\$170		
Tree Permit (minor)			\$25		
Variance					
Setback, fencing	2/3 fee = \$473 (Modif)	40% = \$284 (EOT)	\$710		
Other	2/3 fee = \$583 (Modif)	40% = \$350 (EOT)	\$875	\$35	\$60
Voluntary Merger			\$105		

DEFINITIONS

- **PCTPA and FALUC fees:** Review fee for projects within Airport Overflight Zones. These fees are processed as a separate check made payable to the appropriate entity. *The Placer County Transportation Planning Agency (PCTPA) handles the Auburn, Lincoln, and Blue Canyon Airports. The Foothill Airport Land Use Commission (FALUC) handles the Truckee Airport.*
- A **Major Project** is defined as a residential project of 50 or more units, or a commercial/industrial/recreational project of 10 acres or more or any project undergoing an EIR. A minimum fee is required equal to the base fee for the necessary entitlements. Additional costs determined by actual hours spent reviewing the project. Charges are initiated upon filing of the first environmental document and conclude upon recording of a final map or obtaining a building permit.
- A **Minor Addendum EIR** is an Addendum EIR done on a residential project of less than 50 units, or a commercial or industrial project on less than 10 acres.
- The **Subpoena fee** is a deposit pursuant to Cal. Gov. Code §68096.1, the actual amount may vary, depending on the length of time the County employee is required to prepare for and attend the proceeding.
- **Combined Applications** may be entitled to special fees (see "Combining Application Fees").
- A **Minor Modification** is a proposed modification determined by the Planning Director to not be a substantial change in the proposed project or conditions (eg. a second residential unit (adding square footage), and possibly changing a condition on an approved project.
- **Parks Fee** may be reduced based on credit for previously paid fees - contact the Planning Department for specific information.

CONDITIONAL USE PERMIT DEFINITIONS

CUP TYPE "A" (\$3,170)

Airfields and landing strip	Chemical products	Correctional institution
Electric generating plant	Explosives manufacture/storage	Food products
Hotels and motel	Industrial subdivision	Lumber and wood products
Machinery manufacturing	Metal manufacturing industry	Metal products fabrication
Mining operation	Motor vehicles & transportation equipment	Oil and gas well
Outdoor commercial recreation	Paper products	Petroleum refining/related industry
Plastics and rubber products	Printing and publishing	Reclamation plan
Recycling/scrap/wrecking yard	School: College and university;	Shopping center (10+ acres)
Slaughterhouses and rendering	Elementary; Secondary; Specialized	Sport facility & outdoor public assembly
Truck stop	education	Waste disposal site
Weapons manufacturing		Vehicle and freight terminal

CUP TYPE "B" (\$2,505)

Animal sales yard, feed lot, stockyard	Auto, mobile home, vehicle & parts sales	Bank and financial service
Broadcasting studio	Building materials store	Business support service
Cemetery, columbarium, mortuary	Chicken, turkey, or hog farm	Church
Combining -UP use	Community center	Fast-food restaurant
Fertilizer plant	Furniture, furnishings & equipment store	Grocery and liquor store
Library and museum	Mail order and vending	Medical services-hospital/extended care
Membership organization facility	Mobile home park	Multi-family residence (21+ units)
Office	Outdoor retail sales (see MUP Type A, C)	Park, playground, golf course
Planned Development	Plant nursery in CPD zone district	Public safety facility
Public utility facility	Recreation and fitness center	Recreational vehicle park
Recycling facility	Repair/maintenance-consumer products	Restaurant and bar
Retail stores, general merchandise	Secondhand store	Senior housing project
Service station	(Adult) Sex oriented entrtnmnt. Business	Shopping center (up to 5 acres)
Shopping center (5-10 acres)	Ski facility and ski runs	Storage, mini-storage facility
Theater and meeting hall	Timeshare (Section 17.56.310)	Transit station and terminals

CUP TYPE "C" (\$1,480)

Child daycare, family care home	Drive-in and drive-thru sales	Drive-in and drive-thru service
Heliport	Medical services - vet clinic and hospital	Medical services - clinic and laboratory
Multi-family residential (20 or less units)	Non-conforming sign (Sec. 17.54.200)	Personal services
Repair and maintenance - acc. to sales	Subdivision within -SP zone district	Temporary uses (Sec. 17.56.300)
Vehicle storage	Water extraction and storage	

MINOR USE PERMIT DEFINITIONS

MUP TYPE "A" (\$2,525)

Auto, Mobile Home, vehicle & parts sales	Campground	Child daycare center
House of Worship	Clothing products	Concrete, gypsum, plaster products
Elec./electronic equipment, instruments	Fast food restaurant	Food products
Furniture and fixture manufacturing	Glass products	Harbor facility and marina
Hotel and motel	Lumber and wood products	Machinery manufacturing
Medical services - hospital/extended care	Metal products fabrication	Multi-family dwellings (21 or more)
Office	Outdoor commercial recreation	Outdoor retail sales (see MUP Type C)
Paper products	Park, playground, golf course	Paving materials
Plastic and rubber products	Printing and publishing	Retail store, general merchandise
	Service station	Shopping center (up to 5 acres)
School:	Shopping center (5-10 acres)	Stone and cut stone products
Elementary	Storage yard and sales lot	Storage, mini-storage facility
Secondary	Structural clay and pottery products	Textile and leather products
Specialized education & training	Transit station and terminals	Warehouse
Wholesale and distribution		

MUP TYPE "B" (\$1,715)

Agriculture processing	Antennas, communication facility	Bank and financial service
Bed and breakfast lodging	Broadcasting studio	Business support service
Commercial kennel and animal boarding	Community center	Construction contractor
Drive-in and drive-thru sales	Drive-in and drive-thru services	Farm equipment and supply sales
Fuel and ice dealer	Furniture, furnishings, equipment store	Golf driving range
Laundry and dry cleaning plant	Library and museum	Medical services - clinic and laboratory
Medical services - vet clinic, hospital	Membership organization facility	Multi-family dwellings (20 or less units)
Personal services	Plant nursery – retail	Plant production plus (accessory sales)
Public safety facility	Public utility facility	Recreation and fitness center
Repair/maintenance - consumer products	Residential care home (7 or more)	Restaurant and bar
Rural recreation	Small-scale manufacturing	Temporary event
Vehicle storage		

MUP TYPE "C" (\$545)

Accessory bldg and uses (Sec. 17.56.020)	Animal raising and keeping uses	Caretaker and employee housing
Commercial vehicle storage - 1 vehicle	Equestrian facility	Farm labor housing
Hardship Mobile Home (Sec. 17.56.290)	Home occup. - fire arms (17.56.120B1)	Hunting and fishing cabin
Off-premise comm'l/ind. sign (17.54.190)	Outdoor retail sales when occupying an area no more than 10% of the floor area of a commercial bldg on the same site	Office - temporary (Sec. 17.56.300)
Outdoor eating (Sec. 17.56.190)	Roadside stand for agric. Products	Outdoor retail sales (Sec. 17.56.160)
Plant production (over 5 acres)	Storage of petroleum products (onsite use)	Reconstruct non-conforming use (fire,etc)
Repair & maintenance accessory to sales	Temporary off-site subdivision sign (Sec. 17.54.170)	Repair & maintenance - vehicle
Residential accessory uses		Storage, accessory - resid. (Sec. 17.56.250)
Temporary dwelling (Sec. 17.56.280)		

The following uses may be processed as a Minor Environmental Questionnaire:

- Outdoor sales - dining (existing restaurant)
- Commercial or industrial establishment (existing developed area - Master Plan already approved)
- Modif. of previously approved entitlement (e.g. tentative map, CUP)
- Down-zone to Open Space
- Conversion to timeshare (existing building)
- Grading permit when not categorically exempt from CEQA
- EIAQ resubmittal (where previous application was withdrawn within previous one year)
- Parcel maps when not categorically exempt from CEQA
- Variance to number of signs permitted
- Variance to sign size and height

DESIGN REVIEW APPLICATION FEES

The following definitions apply to Design Review projects:

Type A: Commercial building - 35,000 s.f.+
\$3,375 Industrial building, multi-family residential,
institutional uses - 100,000 s.f.

Type B: Commercial building - 10,000 to 34,999 s.f.
\$2,555 Industrial building, multi-family residential,
institutional uses - 20,000 to 99,999 s.f.

Type C: Commercial building - 2,500 to 9,999 s.f.
\$1,590 Industrial building, multi-family residential,
institutional uses - 5,000 to 19,999 s.f.
Commercial and industrial uses without buildings
which occupy 40,000 s.f.+

Type D: Commercial building - 0 to 2,499 s.f.
\$630 Industrial building, multi-family residential,
institutional uses - 0 to 4,999 s.f.

Single family residence:
\$55.00

Commercial Remodel: Total work costs of less than 50% of the
\$170 value of the existing structures.

MODIFICATIONS:

Minor Modification = 1/3 of current base fee

A Minor Modification is a proposed modification determined by the Planning Director to not be a substantial change in the proposed project or conditions.

Major Modification = 2/3 of current base fee

COMBINING APPLICATION FEES

TYPE OF APPLICATION:

(ARP)	Administrative Review Permit	(REA)	Rezoning	(SUB)	Major subdivision
(GPA)	General Plan Amendment	(REC)	Reclamation Plan	(UP)	Use Permits
(MLD)	Minor Land Division	(RPA)	Rafting Permit	(VAA)	Variance

Typical Combinations

GPA, REA
SUB, GPA, REA
SUB, GPA, REA, CUP and/or VAA
SUB, REA
SUB, REA, CUP and/or VAA
SUB, CUP (usually a Planned Development)
SUB, VAA
MLD, REA
REA, UP
UP, VAA
UP (new) and modification of Master CUP
CUP, RPA
MLD - Any two processes
ARP, VAA

Application Fee

GPA/REA combined fee
SUB & GPA/REA combined fee
SUB & GPA/REA combined fee
SUB & REA fee
SUB & REA, **or** SUB & CUP, whichever is greater
SUB & CUP
SUB
MLD & REA
REA **or** UP, whichever is greater
UP **or** VAA, whichever is greater
One fee, whichever is greater
RPA
One fee, whichever is greater
VAA **or** ARP, whichever is greater

Note: Where multiple applications for the same type of permit are requested on two or more adjoining parcels, or where the same use is proposed on multiple parcels which are not in close proximity (e.g. setback variance applications on three adjacent parcels where the circumstances are identical or cellular antennae installations at several different locations throughout the County), the Planning Director is provided by this section with the authority to determine an appropriate combination of application filing fees rather than a separate filing fee for each application.